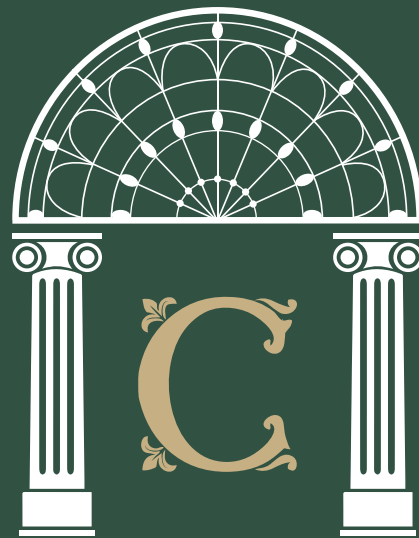


14 BLACKFORD HILL VIEW

BLACKFORD, EDINBURGH, EH9 3HD

Desirably set on the peaceful fringes of Blackford Hill Nature Reserve, with a south-facing aspect and spectacular elevated views across Edinburgh





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

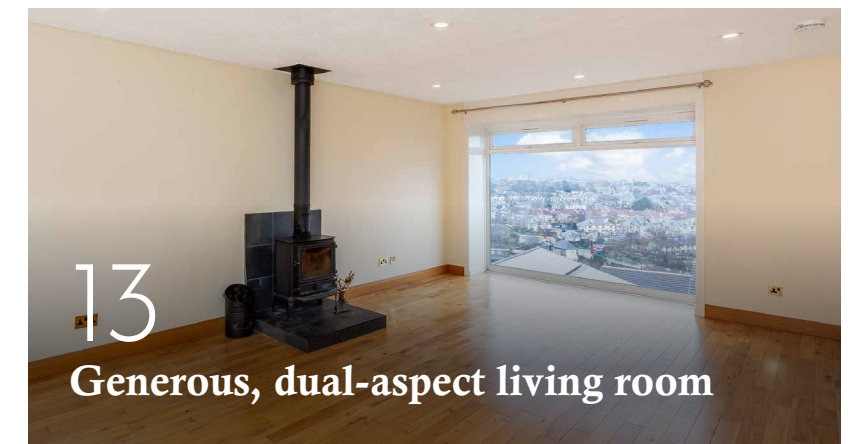
Mark Cullerton

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A spacious and versatile detached family home

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Generous, dual-aspect living room



Well-equipped dining kitchen

- 19 The principal suite
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- 30 Blackford



Property Name

14 Blackford Hill View

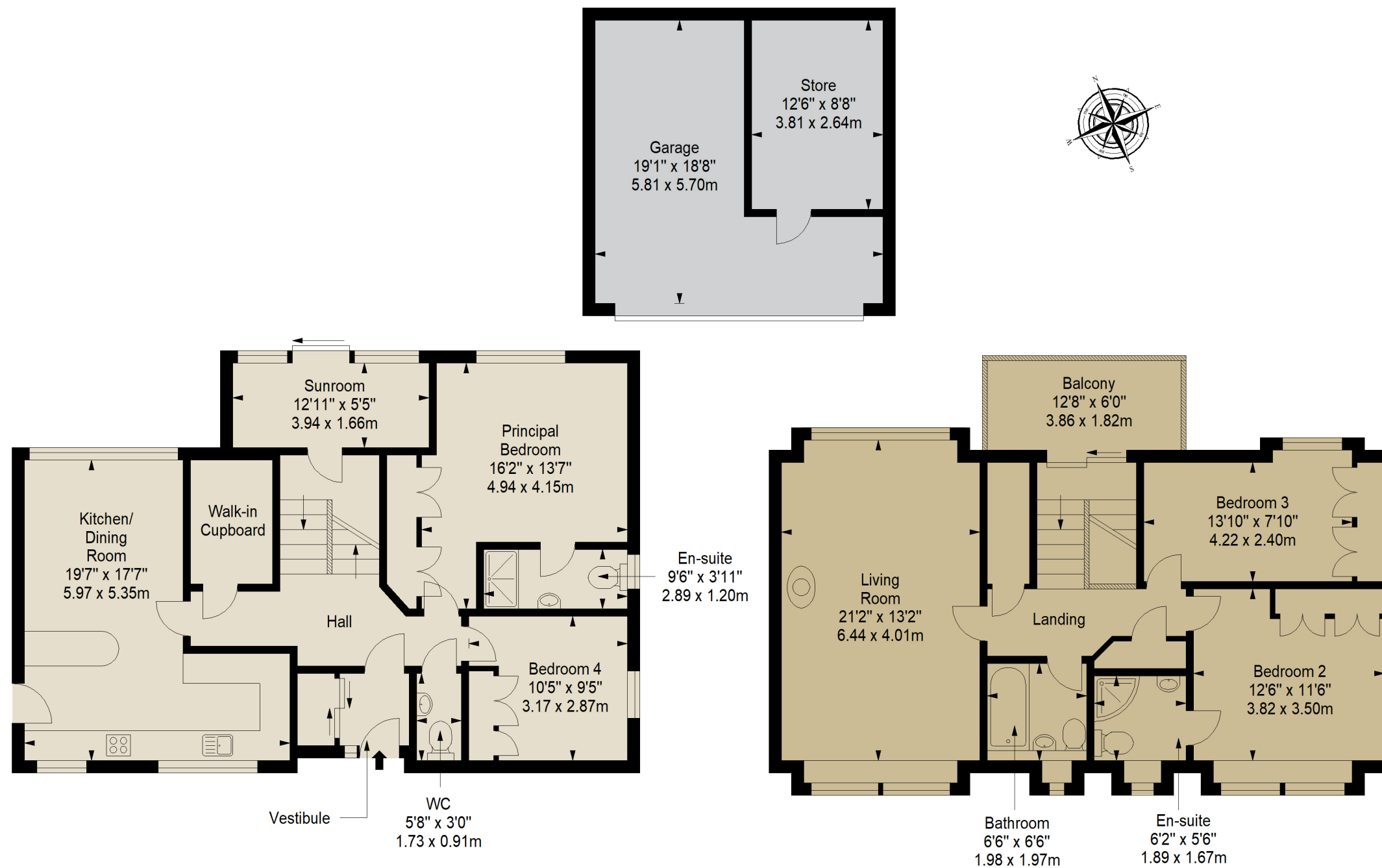
Location

Edinburgh, EH9 3HD

Approximate total area:

166.5 sq. metres (1792.2 sq. feet)

 - Ground Floor  - First Floor  - Garage



A SCENIC SUBURBAN SETTING

Desirably set on the peaceful fringes of Blackford Hill Nature Reserve, with a south-facing aspect and spectacular elevated views across Edinburgh, this four-bedroom detached house lends itself perfectly to the demands of family life, promising space, versatility, and practicality. The tastefully presented home offers upside-down living, a balcony, a sun room, and a sociable dining kitchen – all making the most of the scenic outlook – along with four double bedrooms with storage, two en-suite shower rooms, a family bathroom, and a guest WC. The well-maintained wraparound plot is enclosed and includes attractive gardens and a detached garage for convenient private parking and storage. Blackford Hill View lives up to its name, commanding unrivalled views across the city skyline, taking in iconic

landmarks including Arthur's Seat and Edinburgh Castle. Large picture windows frame these vistas whilst allowing abundant natural light to fill the interior. Just moments from the peaceful cul-de-sac is the picturesque Hermitage of Braid and Blackford Hill Local Nature Reserve, whilst central Edinburgh is just over two miles away, with the City Bypass also easily accessible. Morningside and Cameron Toll provide excellent local shopping, and the property falls within the catchment for James Gillespie's School, a highly regarded state school providing both primary and secondary education.

GENERAL FEATURES

- Quiet setting moments from the Hermitage of Braid and Blackford Hill Local Nature Reserve
- Elevated panoramic views across Edinburgh, taking in Arthur's Seat and Edinburgh Castle
- Spacious and versatile detached family home
- Upside-down living and large picture windows maximising the views
- Excellent flexibility for home working, guests, and multi-generational living
- Within easy reach of shops, top-rated schooling, the City Bypass, and the city centre
- Home Report value - £750,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage and WC
- Generous dual-aspect living room with a log burner
- Well-equipped dining kitchen with breakfast peninsula and garden access
- Ground-floor principal suite with fitted storage and en-suite shower room
- Three further double bedrooms with excellent fitted storage
- Second en-suite shower room
- Family bathroom
- Gas central heating and double glazing

EXTERNAL FEATURES

- Enclosed wraparound plot with gated access
- Glass-framed upper balcony with space for seating and open views
- Lawned and tiered gardens enjoying a south-facing aspect and city outlook
- Detached single garage with storage
- Additional unrestricted on-street parking



ELEVATED PANORAMIC VIEWS ACROSS EDINBURGH



14 Blackford
Hill View

INSTANTLY INVITING

A vestibule opens into a welcoming wood-floored hall, offering a WC cloakroom, deep built-in storage, and a naturally lit open-riser staircase forming an architectural focal point.



Spaces to relax and

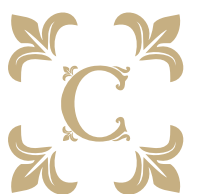
ENJOY THE VIEWS

On the ground floor, a bright and versatile sun room opens onto the garden via sliding patio doors, whilst on the first floor the impressive living room spans the depth of the property, flooded with natural light from dual-aspect windows. Both spaces are wood-floored, with generous glazing drawing the eye to the captivating outlook. At the centre of the living room, a rustic log burner set on a slate hearth creates a cosy focal point as the evening draws in.



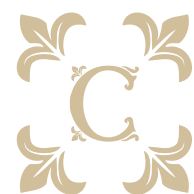
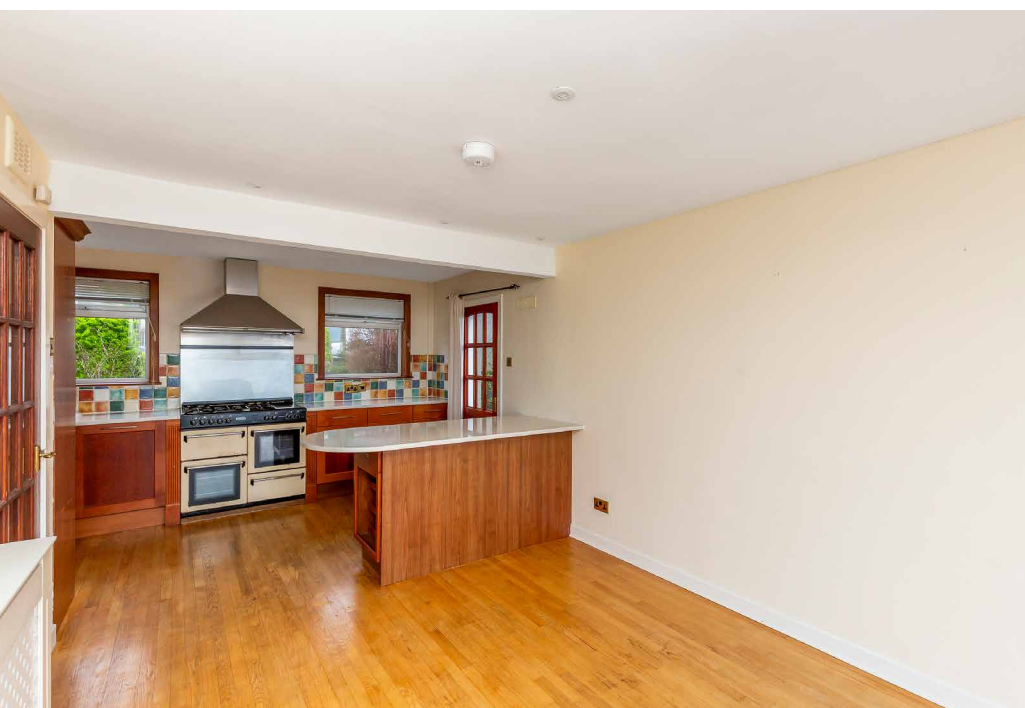
THE VERSATILE SUN ROOM

opens onto the garden via sliding patio doors



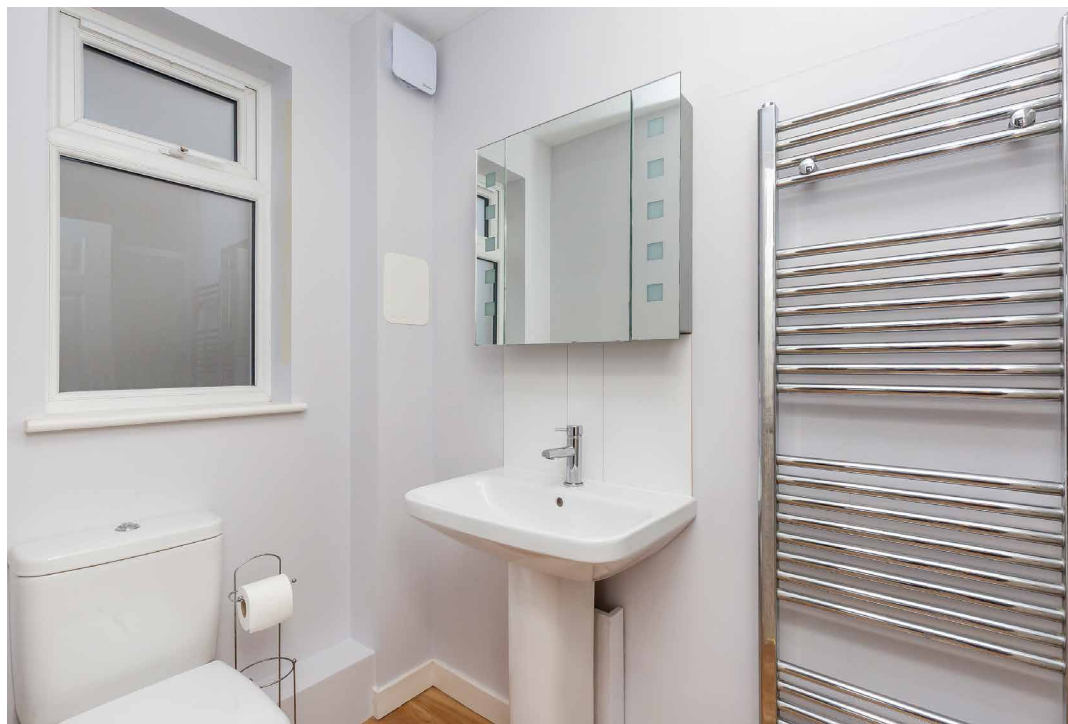
SUN-FILLED

dining kitchen



The spacious dual-aspect kitchen forms a sociable hub for family life, complete with garden access, a breakfast peninsula, and a dining area set beside a large picture window capturing the city outlook. It is tastefully designed with modern cabinetry in rich wood tones, crisp white worktops, and colourful splashback tiling. A range cooker with chimney-style hood provides an attractive centrepiece, alongside integrated appliances including a dishwasher, washing machine, and fridge freezer.





A calm retreat

The ground-floor principal bedroom enjoys open views through a floor-length window and offers a relaxing retreat, enhanced by soft carpeting, wood-fronted fitted wardrobes, and a well-appointed en-suite shower room.

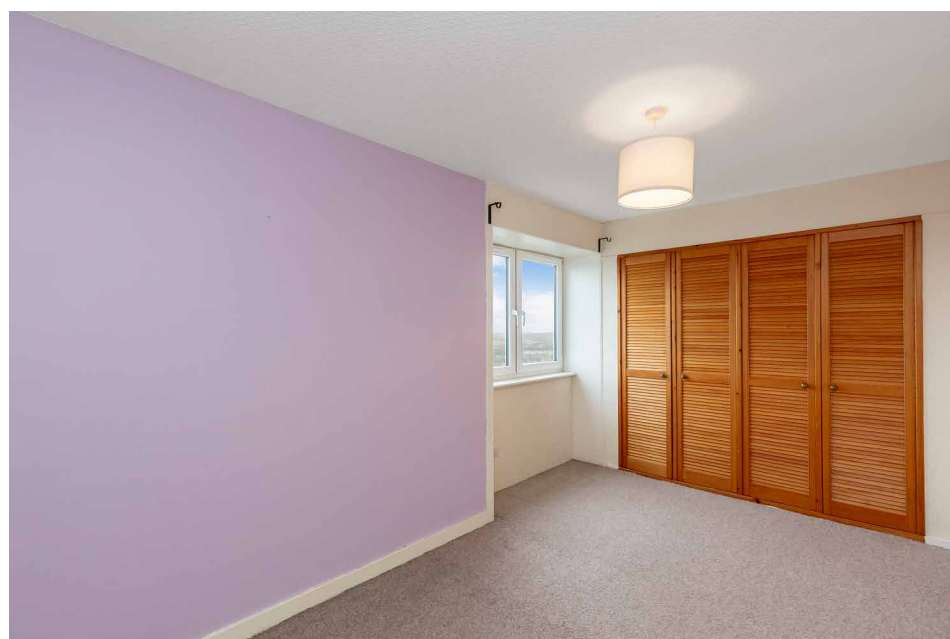
THE PRINCIPAL SUITE





ADDITIONAL BEDROOMS

*Three further double bedrooms
with excellent fitted storage*



Three further double bedrooms are arranged across the two floors, each comfortably carpeted and benefiting from excellent fitted storage, offering flexibility for family living, guests, or home working.

BATHROOM

and second en-suite



In addition to the principal en-suite and the ground-floor WC, there is a second en-suite shower room and a family bathroom. All facilities enjoy natural light, modern sanitaryware, and tasteful tiling.



THE BALCONY, GARDENS, AND GARAGE PARKING




Enclosed wraparound plot with gated access

Glazed sliding doors from the staircase landing open onto an upper seating balcony, framed with glass balustrades to maximise the uninterrupted city outlook. Externally, the home occupies an enclosed plot, with a neat bordered lawn to the south-facing front and tiered rear landscaping with a seating terrace overlooking the city. A detached single garage provides private parking and useful storage, with unrestricted on-street parking also available.






14 Blackford
Hill View

BLACKFORD

SCHOOLS

State Schools: James Gillespie's Primary and High Schools, St Peter's RC Primary School, St Thomas of Aquin's RC High School
Independent Schools: George Watson's College

CULTURE

Dominion Cinema, Churchill Theatre, The Queens Hall, Summerhall

SHOPPING

Cameron Toll Shopping Centre, Morningside Road, Bruntsfield Place

#1

AN EXCLUSIVE LEAFY SUBURB PROMISING BOTH TRANQUILLITY AND CONVENIENCE

LOCATION



Just over two miles from the heart of Edinburgh

TRANSPORT



Bus – 38, 24, 9

Tram Stop – Princes

Street (2.4 miles)

Train Station – Waverley

(2.3 miles)

Airport – Edinburgh

International (9.1 miles)



SPORTS

Craigmillar Park Golf Course, Local residents' access to University of Edinburgh's King's Buildings gym, Craiglockhart Leisure & Tennis Centre, Warrender Swim Centre

FOOD & DRINK

Neighbouring Morningside's fantastic selection of eateries, pubs, and cafés

PARKS

Hermitage of Braid and Blackford Hill Local Nature Reserve

Nestled in a green valley against the backdrop of Blackford Hill Nature Reserve and the Grange Conservation Area, the small and exclusive district of Blackford offers one of the capital's most tranquil, yet convenient residential settings. This peaceful suburb is characterised by attractive period properties, mature garden grounds, and expansive green spaces. The city centre lies just over two miles away, with neighbouring Morningside, Cameron Toll, and nearby Bruntsfield providing an excellent selection of high-street retailers, cafés, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, a

library, and supermarkets including Waitrose and M&S. In addition to Blackford Hill and the Hermitage of Braid offering peaceful nature on the doorstep, Craigmillar Park Golf Club is within easy walking distance, and residents are also entitled to discounted membership at the University of Edinburgh's King's Buildings gym. Blackford enjoys convenient access to prestigious state and private schooling at both primary and secondary levels, with the city's leading universities also close by. The area is well served by day and night public transport, pedestrian walkways, and an extensive network of cycle paths.



— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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info@cullertonsproperty.co.uk
www.cullertonsproperty.co.uk



— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

07931 378008
mark@cullertonsproperty.co.uk

— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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